Karen Johnson Davidson County
Batch# 1362956 DEEDWARR
12/30/2025 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $5,194.80
20251230-0103612

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510978 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,404,000.00,** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 26th day of December 2025 Notary Public My Commission Expires: 9/18/29

Brad Kivensky Notary Public State of Tennessee Williamson County

WARRANTY DEED

THIS INDENTURE, made this 26th day of December 2025, among:

BURNS PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

16TH AVENUE HOLDINGS, LLC, A MINNESOTA LIMITED LIABILITY COMPANY

including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Units A and B for Burns Homes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Protective Covenants, Conditions and Restrictions for Burns Homes a Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220303-0024367, as amended in Instrument No. 20240611-0043510, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Burns Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20220303-0024367, as amended in Instrument No. 20240611-0043510, and By-Laws appended thereto as

Exhibit "D", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Also, included are the Common Elements as set out in Declaration of Protective Covenants, Conditions and Restrictions for Burns Homes a Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220303-0024367, as amended in Instrument No. 20240611-0043510, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Burns Place LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings LLC, a Texas limited liability company, April 20, 2022, of record in Instrument No. 20220506-0052518, Register's Office for Davidson County, Tennessee.

Being also known as 2307 A, B and C Burns Street, Nashville, TN 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Burns Place, LLC, a Tennessee Limited liability company

BY: _____
Lynn K. Scibante

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Lynn K. Scibante,*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Sole member*** of ***Burns Place, LLC, a Tennessee Limited liability company*** the within named bargainor, and that he/she as such ***Sole member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Sole member*** .

Witness my hand and official seal this 26th day of December 2025.

_____
Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2028

Owner Name & Property Address:

Name: 16th Avenue Holdings, LLC, a Minnesota limited liability company
Address: 3100 Dartmouth Dr.
City, State, Zip: Excelsior, MN 55331

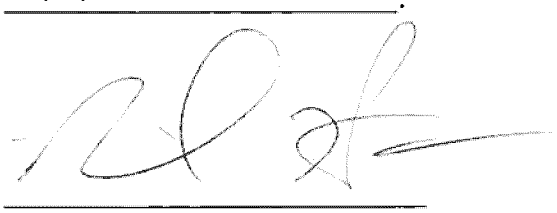
Responsible Party For Taxes:

Name: 16th Avenue Holdings, LLC, a Minnesota limited liability company
Address: 3100 Dartmouth Dr.
City, State, Zip: Excelsior, MN 55331

Tax ID: 72-11-4O-1.00, 2.00 & 900

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/26/25.



Affiant Signature

12/26/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of December, 20 25.



Notary's Signature

My Commission Expires: 3/9/27

Date

